

**WILLIAMSBURG PLANNING COMMISSION
MINUTES
WORK SESSION
Monday, February 14, 2005**

A work session of the Williamsburg Planning Commission was held on Monday, February 14, 2005, at 4:00 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE AND CALL TO ORDER

Present were Commissioners Young, Pons, Hertzler, McBeth and Rose. Absent were Commissioners Friend and Smith. Also present were Planning Director Nester and Zoning Administrator Murphy.

Mr. Young called the meeting to order at 4:00 p.m., and announced that this was a work session to review the Riverside Healthcare Association, Inc. rezoning requests, which are scheduled for public hearings at the February 16 Planning Commission meeting.

Mr. Nester reviewed the Colonial Williamsburg Planning Area section of the 1998 Comprehensive Plan, which covers the land included in the rezoning requests. He also reviewed the locations of the proposed rezonings, including the two supplemental requests made by the City for rezoning a portion of the Quarterpath Road and Wickre Street rights-of-way. He noted that several aspects of the development were proffered, such as the North-South and East-West Boulevards and Redoubt Park, but that the specific breakdown of uses has not been proffered, and is subject to change. He said that details of the specific land uses would be governed by the zoning regulations rather than the proffers.

Paul Gerhardt, Kaufman and Canoles, representing Riverside Healthcare Association, Inc., introduced several persons in attendance representing Riverside: Steve Wilson and Willa Kuh, Sasaki Associates, Inc.; Tom Martin, Economics Research Associates; and Ken Ogren, Riverside Healthcare Association.

Mr. Young asked if Commissioners had any questions about the proposal or the staff memorandum.

Mr. Pons asked about the timetable for the development. Mr. Gerhardt said that the nursing home would be the first thing built – they already have a certificate of public need for the nursing home. They will apply on June 1, if the rezoning is approved, for a certificate of public need for the hospital. There is no specific timetable for the retail. The residential section north of Tutter's Neck Pond cannot proceed until a PDR District is approved.

Mr. Hertzler asked for details about the proposed hospital. Mr. Ogren said that the hospital will include the following components: surgery, rehabilitation, long-term acute care

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(transition phase between nursing home care and acute care), emergency services, and full diagnostic services. He said that there would be 80 beds proposed initially, with one-half being regular hospital beds, 20 being rehabilitation beds, and 20 be long term acute care beds. Mr. Ogren said that there is no “Plan B” if the certificate of public need is not approved – they will apply again, since there are two review cycles every year. Mr. Hertzler questioned the fiscal impact of the development if the hospital is not built.

Mr. Nester noted that even if the hospital is not developed, the ED District regulations limit the amount of exclusive residential development to no more than 40 percent of the gross land area of the ED District.

Mr. Hertzler asked about emergency access to the development. Mr. Nester noted that the primary response route to the hospital area was out Route 60 East and into the site via the Route 60 entrance. The primary access to the northern residential area would be from improved Quarterpath Road.

There was a general discussion about access to the commercial areas of the proposed development, and to the commercial area on the west side of Quarterpath Road.

Mrs. McBeth asked why we aren’t improving Quarterpath Road as a main arterial street – there are presently only two access points along Route 199, South Henry Street and Jamestown Road. She said this issue needs to be more “on the table” than it is now.

Mr. Pons said that by not completing Quarterpath Road, the City is not taking advantage of a street that could bring businesses into the City. Discussion continued about the improvement to Quarterpath Road.

Mr. Gerhardt said that it was a conscious decision not to improve the sensitive stretch of Quarterpath Road beside Tutter’s Neck Pond and Redoubt #1. Mr. Wilson said that widening it would compromise the historic character of the road, and that they planned to celebrate it as an historic asset. He said it was one of the few remaining preserved sections of the road. He said the best solution was to accommodate traffic with other improvements and preserve Quarterpath Road as much as possible. Mr. Hertzler noted that preservation of the road would add to the value of the residential section.

Mrs. McBeth said the notion of Redoubt Park is great, but asked if we needed land west of Quarterpath Road for future improvements.

Mr. Gerhardt said that they are giving additional right-of-way through proffers to allow preservation of the right-of-way for future improvements. Mr. Wilson said it is a question of balancing historic preservation vs. road improvements.

Mr. Nester discussed how various aspects of the development would be regulated. He said the Corridor Protection District is 500 feet back from Route 199, and that any development in that area is controlled by the Architectural Review Board – they approve the design of all buildings, structures and signs. Route 199 is also designated a greenbelt

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road, which requires preservation of a 75 foot wide undisturbed buffer. Enhancements can be required if residential use borders the buffer, and any changes to the buffer need to be approved by Planning Commission. Mr. Nester said that the intersection improvements at Route 199 and Quarterpath Road will need to be funded by the developer, and would be part of the site plan review process. He said that unless the entrance details are satisfactorily resolved, staff will not recommend approval of the site plan.

Mr. Gerhardt said that the market for age-restricted housing is changing rapidly, and that this will impact the final plans for that section of the project.

Mr. Pons asked about the proposed Community Development Authority included in the proffers. Mr. Nester said that the CDA would need to be established by resolution of City Council following a public hearing, and would have the authority to issue revenue bonds to finance improvements for the development, such as roads, parking facilities, traffic signals, parks, landscaping, utilities, etc. The revenue bonds would be repaid by a special assessment on taxable real property only within the Riverside development, which would need to be approved annually by City Council. For individual owned residential lots and dwelling units, the proffer states that any community development authority fees or assessments shall be paid in advance of the transfer of the developed residential lots or residential dwelling units, so that the owners of the individual residential properties will not be subject to an annual incremental tax assessment. Mr. Phillips noted that the CDA bonds are different from those that can be issued by the City's Industrial Development Authority, since they are tied in to new commercial and industrial development, rather than the financing of public improvements for a development like the CDA handles. He also said that the CDA bonds are not backed by the City's full faith and credit, and do not count against the City's debt service.

The meeting adjourned at 5:20 p.m.

Jesse Young, Chairman
Williamsburg Planning Commission